

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

April 3, 2006

CALL TO PODIUM:

Jacqueline Marsh

RESPONSIBLE STAFF:

**Jacqueline Marsh,
Planner**

AGENDA ITEM:

(please check one)

<input checked="" type="checkbox"/>	Presentation
<input type="checkbox"/>	Proclamation/Certificate
<input type="checkbox"/>	Appointment
<input type="checkbox"/>	Public Hearing
<input type="checkbox"/>	Historic District
<input type="checkbox"/>	Consent Item
<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	Resolution
<input type="checkbox"/>	Policy Discussion
<input type="checkbox"/>	Work Session Discussion Item
<input type="checkbox"/>	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

TITLE: Courtesy Review

SDP-06-001 – Casey Property West Metropolitan Grove
Proposal to adjust lot lines of four lots in Block E, in the north corner of the residential portion

SUPPORTING BACKGROUND:

The Planning and Code Administration has received a request from Rodgers Consulting, on behalf of Classic Communities, Inc. to amended schematic development plan SDP-05-002, Casey West. The applicant is proposing to adjust the lot lines of four lots in Block E, to accommodate the final design of the storm water management pond to be constructed near Watkins Mill Road.

Section 24-198(c) of the City Code states that in the case of changes other than use of a schematic development plan, such as a material change of the orientation of or siting of buildings, the city council shall hold only a courtesy review of the application. Upon this review, the council shall either:

- (1) Find that the application has a minor effect and thereby direct the planning commission to make a final decision on the amendment in accordance with the procedure set forth in 24-198(3)b; or
- (2) Direct that the amendment be referred to the planning commission for further evaluation, public hearing and recommendation.

At this time, the associated site plan with the approved SDP, known as SP-05-0013, Watkins Mill Town Center Part I, has not gone before the Planning Commission in the public capacity. Because this application will have a minor effect on the overall community design, staff is recommending the Council direct the Planning Commission to make a final decision on the application during the final site plan public hearing.

DESIRED OUTCOME:

Direct planning commission to make a final decision as a part of the final site plan review.

Mayor and City Council Courtesy Review
April 3, 2006

**Index of Memoranda
SDP-06-001
Casey Property West Metropolitan Grove**

Number	Exhibit
1.	Application
2.	Letter from Gary Unterberg, dated March 28, 2006
3.	Section 24-198(c) of the City Code
4.	Sheet 2 of SDP-05-002, approved August 1, 2005
5.	Amended Sheet 2 of SDP-05-002, with revised lot layout

SITE PLAN APPLICATIONIn accordance with Article III, Division 19, Section 24-160 D.9
and Article V of the City Code

Application #	SDP-06-001
Date Filed	3-29-06
Total Fee	N/A

- ☐ CONCEPT
☐ PRELIMINARY
☐ FINAL (MXD FEE APPLIES)
☒ SCHEMATIC DEVELOPMENT— Amendment

1. SUBJECT PROPERTY

Project Name Casey Property West Metropolitan Grove
Street Address Metropolitan Grove Road
Zoning MXD Historic area designation ☐ Yes ☒ No
Lot _____ Block _____ Subdivision _____
Tax Identification Number (MUST BE FILLED IN) 09-03501250 (3436251)

2. APPLICANT

Name Rodgers Consulting Inc.
Street Address 19847 Century Blvd. Suite No. #200
City Germantown State MD Zip Code 20874
Telephones: Work 301-948-4700 Home _____

3. CITY PROJECT NUMBER

Original Site Plan Number (if applicable) SDP-05-002
Name of previously approved Final Plan (if applicable) _____

4. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name N/A
Architect's Maryland Registration Number _____ Telephone _____
Street Address _____ Suite No. _____
City _____ State _____ Zip Code _____

Engineer's Name Rodgers Consulting, Inc.
Engineer's Maryland Registration Number _____ Telephone 301-948-4700
Street Address 19847 Century Blvd. Suite No. #200
City Germantown State MD Zip Code 20874

Developer's Name Classic Community Corporation Telephone 301-913-0404
Street Address 8120 Woodmont Ave Suite No. #300
City Germantown State MD Zip Code 20814
Contact Person Steve Eckert

5. PROPERTY OWNER

Name BP Realty Investments, LLC
Street Address 10000 Falls Rd Suite No. #100
City Potomac State MD Zip Code 20854
Telephones: Work 301-299-2099 Home _____

continued on reverse side

S01/2006

6. PRIMARY USE

☐ Mixed Use☐ Non-Residential☒ Residential

7. PROPOSED UNIT TYPE

☐ Mixed Use☐ Retail/Commercial☐ Other☐ Office/Professional☒ Residential Multi-Family☐ Restaurant☒ Residential Single Family

8. WORK DESCRIPTION

*Courtesy review of lot layout (Block E, lots 1, 44, 45 & 46)
No change of use or unit count.*

9. PROJECT DETAIL INFORMATION. Please supply the following information

DEVELOPMENT INFORMATION			REQUIRED	PROVIDED
1. Site (square feet)			N/A	5,453,712
2. Site Area (acres)			N/A	125.2
3. Total Number of Dwelling Units/Lots			N/A	N/A
4. Height of Tallest Building			4	4 stories
5. Green Area (square feet)			N/A	2,182,356 sf
6. Number of Dwelling Units/Acre			N/A	N/A
7. Lot Coverage (Percent)			N/A	N/A
8. Green Area (Percent)			25/40%	40%
9. Residential				
a. Single Family Detached	# Units		94	94
b. Single Family Attached	# Units	TH	180	180
c. Multi-Family Condo	# Units	(2+2)	142	142
d. Multi-Family Apartment CONDO	# Units	Loft	20	20
e. Other				
10. Retail/Commercial	Sq. Ft.	10,000	10,000	10,000
11. Restaurant Class: qA qB qC	Sq. Ft.			
12. Office/Professional	Sq. Ft.			
13. Warehouse/Storage	Sq. Ft.			
14. Parking				
15. Shared Parking/Waiver				
16. Other				
17. Total				

SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11." ✓
- Completion of the table above. ✓
- Completed checklist. NA
- Fee as applicable. NA

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) Gary F. Unterberg, Agent

Applicant's Signature *Gary F. Unterberg, agent*
Daytime Telephone 301-946-4700 Rodgers Consulting, Inc.

Date 3/24/06



Enhancing the value of land assets

March 28, 2006

City of Gaithersburg
Planning and Code Administration
31 South Summit Avenue
Gaithersburg, MD 20877

Attention: Ms Jackie Marsh

Re: Casey Property West, Metropolitan Grove
SDP -05-002

Dear Jackie

Per our discussions we are submitting the enclosed Schematic Development Plan layout change for Mayor and Council review to determine that the adjustment to four lots in block "E" is not a material change to the SDP. Subject to the Council courtesy review the revision will be finalized at the time of final site plan to be approved by the Planning Commission. The proposed revision is due to final design of the stormwater management pond. Lot 46, block E was moved away from Watkins Mill Road since a portion of the lot was within the influence of the pond dam. Lots 1, 44, 45, and 46, block E have been rearranged to work with the final engineering. The use, number of lots, unit types and general location of the lots has not changed.

Enclosed are two copies of approved SDP sheet 2 of 36 and two copies of the proposed layout revised sheet 2 of 36. Also enclosed is an 11 x 17 copy of each sheet and an application for the Council review.

If you have any questions or need additional information please give me a call.

Sincerely

A handwritten signature in black ink, appearing to read "Gary F. Unterberg".

Gary F. Unterberg, RLA
Vice President

Cc: P. Henry BP Realty
J. Kline, MMC
S. Eckert, Classic
B. Gerald, Classic
F. Felton, Gaithersburg
G. Ossont, Gaithersburg

File Y:\776a1\casey west mxd 2004\corres\sdp rev\2006 03 28 marsh sdp rev.doc

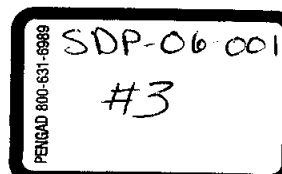
- (3) The location of points of access to the site.
- (4) The location of parking areas.
- (5) Existing topography, including:
 - a. Contour intervals of not more than five (5) feet;
 - b. An approved forest stand delineation and forest conservation plan, as defined in Chapter 22 and required by section 22-7 of this Code;
 - c. One hundred-year floodplains;
 - d. Other natural features, such as rock outcroppings and scenic views; and
 - e. Utility easements, if any.

(b) All applications filed under the optional method of application for local map amendment shall also include a proposed covenant, suitable for filing in the land records of the county, which shall indicate in specific language that the property which is the subject of the application is restricted in its use and/or development standards to the schematic development plan and any accompanying or qualifying text material submitted with such plan, as such plan may be approved or modified by the planning commission at the time of final site plan review. The covenant to be filed in the land records shall also indicate that such restrictions shall be in effect until such time as the property may be rezoned, at which time such restrictions shall be removed.

Upon approval of such application, the covenant shall be immediately recorded and certification thereof shall be submitted to the planning commission at the time of submission for final site plan review.

→ (c) The schematic development plan may be amended:

- (1) At any time before review and recommendation by the planning commission;
- (2) At any time after planning commission review and prior to council action by resubmission to the planning commission for further review and recommendation;
- (3) Subsequent to council action to approve as follows:
 - a. *Change in use involved.* By either the filing of a new application or resubmission to the planning commission for further evaluation, public hearing and recommendation to the council. The council shall approve or disapprove the recommendation of the planning commission, without the necessity of a public hearing, no later than forty-five (45) days after receipt of the commission's recommendation or may, on its own motion, extend such time limit.
 - b. *No change in use involved.* By submission to the planning commission for evaluation and approval in accordance with Article V of this chapter.



LEGEND

- EXISTING TOPOGRAPHY
- WETLANDS
- WETLANDS BUFFER
- 100 YEAR FLOODPLAIN
- FLOODPLAIN RESERVATION
- STREAM VALLEY BUFFER
- PROPOSED PAVEMENT BY OTHERS
- PROPOSED PAVEMENT BY OTHERS
- PROPOSED SIDEWALK
- RETAINING WALL
- LIMITS OF DISTURBANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- URBAN CORE LIMITS
- MATCH LINE
- # OF PARKING SPACES
- BLOCK LABEL
- ENTRANCE SIGN
- ENTRANCE MONUMENT/SIGN
- ART IN PUBLIC PLACES



SHEET 4 | SHEET 5

SHEET 3
SHEET 6

MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 3

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:
BP Realty Investments, LLC
10000 Falls Road, Suite 100
Potomac, Maryland 20854
Ph: (301) 209-2099
Fax: (301) 209-2033
Contact: Mr. Peter J. Henry

SCHEMATIC DEVELOPMENT PLAN

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19947 Century Blvd., Suite 200
Crownsville, MD 21031
301.546.4700
301.546.8275 (fax)
301.253.6600
www.rodgers.com

DATE	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
CHECKED		
INCHES CONTACT		
RELEASE FOR		
BY		
DATE		

CASEY PROPERTY WEST METROPOLITAN GROVE
City of Gaithersburg
9th election district
Montgomery County, Maryland

CITY OF GAITHERSBURG MAYOR & COUNCIL
24 SOUTH MARKET AVENUE, GAITHERSBURG, MARYLAND 20878
SCHEMATIC DEVELOPMENT PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON AUGUST 1, 2005
APPROVED: SEE PAGE 2 THE SHARED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION 8-23-05 WITH 2 AMENDMENTS
DATE 8/1/05 BY Mayor
NOTE: ANY AMENDMENTS TO SHARED PLANS MUST BE APPROVED BY THE MAYOR & CITY COUNCIL.

SDP-05-002

SCALE: 1" = 50'
JOB NO. 776A
DATE: APR. 2005
SHEET NO. 2 of 36

SDP-06-001
#4

